

MEMORANDUM

JULY 12, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: MINOR MODIFICATION OF THE DOWNTOWN WATERFRONT-
FANEUIL HALL URBAN RENEWAL PLAN, PROJECT NO. MASS. R-77

The Prince Building at 63 Atlantic Avenue was the first of many buildings in the Downtown Waterfront Urban Renewal Project to be rehabilitated and converted to apartments under a rehabilitation agreement between the owners and the Authority. The 11 story building presently consists of 41 condominium apartments, one floor of office space and interior parking for 32 cars.

The owners of the 5 condominium penthouse apartments have requested that they be allowed to enlarge the floor area of their apartments by constructing a one story addition on top of the building. The proposed addition which would increase the present building height by 10 feet, will enable the owners to provide much needed additional bedroom, bathroom and living space for their growing families. There would be no increase in the number of units under this proposal. The addition would be set back from the four sides of the building to minimize the visible impact of the height increase from the surrounding street level.

Approval by the Authority of this request will necessitate a minor modification of the urban renewal plan increasing the maximum building height permitted for the building by 10 feet.

In the opinion of the Chief General Counsel, the proposed modification is minor and does not substantially or materially alter or change the plan.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Project and authorizing the Director to proclaim the same.

An appropriate Resolution is attached.

Attachment

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE DOWNTOWN WATERFRONT--FANEUIL HALL URBAN
RENEWAL AREA, PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77 was adopted by the Boston Redevelopment Authority on April 24, 1964, and approved by the City Council of the City of Boston on June 8, 1964, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1101 of said Urban Renewal Plan entitled "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, under the Urban Renewal Plan, certain buildings are to be retained and developed for rehabilitation; and

WHEREAS, the building at 63 Atlantic Avenue, designated as Parcel 2, Block 83 on the Property Map of said Urban Renewal Plan was rehabilitated under a Rehabilitation Agreement with the Authority dated April 15, 1965; and

WHEREAS, The Table Of Land Use And Building Requirements in Section 503 of the Plan specifies the Maximum Building Height for the building at 63 Atlantic Avenue to be 22 feet above the existing building height before rehabilitation; and

WHEREAS, the Boston Redevelopment Authority has determined that it is desirable to increase the maximum building height of said building by 10 feet; and

WHEREAS, the proposed increase in building height will necessitate a modification of the Urban Renewal Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the maximum building height for the premises at 63 Atlantic Avenue set forth in the Table Of Land Use And Building Requirements in Foot-note 5, Section 503, Chapter V of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is hereby amended by deleting the figure 22 in said foot-note 5 and inserting therein the figure 32.

2. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
3. That it is hereby found and determined that this minor modification of the Plan will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.
5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1.
6. That the Director be and hereby is authorized to execute any appropriate documents he deems necessary to effectuate this limited addition to the building.

